



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Ordinance No. 1732 Entitled, "An Ordinance Of The City Council Of The City Of Lodi Repealing And Reenacting Section 15.04.030 Of The Lodi Municipal Code Relating To Building Permit Fees And Adding Section 15.04.035 Relating To The Adoption Of A Fee Schedule"

MEETING DATE: August 6, 2003

PREPARED BY: City Clerk

RECOMMENDED ACTION: Following reading by title, it would be appropriate for the City Council to adopt the attached Ordinance No. 1732.

BACKGROUND INFORMATION: Ordinance No. 1732 entitled, "An Ordinance of the City Council of the City of Lodi Repealing and Reenacting Section 15.04.030 of the Lodi Municipal Code Relating to Building Permit Fees and Adding Section 15.04.035 Relating to the Adoption of a Fee Schedule" was introduced at the regular City Council meeting of July 16, 2003.

Pursuant to state statute, an ordinance may be adopted five days after its introduction following reading by title.

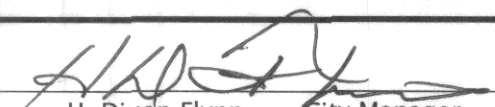
This ordinance has been approved as to form by the City Attorney.

FUNDING: None required.


Susan J. Blackston
City Clerk

Attachment

APPROVED: _____


H. Dixon Flynn -- City Manager

ORDINANCE NO. 1732

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LODI REPEALING AND REENACTING SECTION
15.04.030 OF THE LODI MUNICIPAL CODE RELATING TO
BUILDING PERMIT FEES AND ADDING SECTION 15.04.035
RELATING TO THE ADOPTION OF A FEE SCHEDULE

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

Section 1. Section 15.04.030 – CBC Chapter 1 Section 107 amended – Building Permit Fees is hereby repealed and the same is superseded and replaced by new Section 15.04.030 as shown as follows:

Building Permit Fees. A fee for each building permit required by this Code shall be paid to the City of Lodi as set forth in Table No. 1-A, as modified herein. Fees shall be paid prior to permit issuance.

Section 107.2. The determination of value or valuation under any of the provisions of this Code shall be made by the Building Official and shall be based on the latest building valuation data as printed in the Building Safety Journal, published by the International Code Council, 900 Montclair Road, Birmingham, AL 35213-1206. The valuation to be used in computing the permit and plan check fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems, and any other permanent work or permanent equipment.

EXCEPTION: The Building Official shall determine the valuation when no applicable data is available in Building Safety Journal.

TABLE NO. 1-A

TOTAL VALUATION	FEES
\$1.00 to \$500	\$50.00
\$501 to \$2,000	\$50.00 for the first \$500 plus \$1.30 each additional \$100 or fraction thereof, to and including \$2,000.
\$2,001 to \$25,000	\$69.50 for the first \$2,000 plus \$14.00 for each additional thousand or fraction thereof to and including \$25,000.
\$25,001 to \$50,000	\$391.50 for the first \$25,000 plus \$10.10 for each additional thousand, or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$644.00 for the first \$50,000 plus \$7.00 for each additional thousand, or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$994.00 for the first \$100,000 plus \$5.60 for each additional or \$1,000 or fraction thereof.
\$500,000 to \$1,000,000	\$3,234.00 for the first \$500,000 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00.
\$1,000,001 and up	\$5,609.00 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00, or fraction thereof.

OTHER INSPECTION FEES AND REFUNDS:

1. Inspections outside of normal business hours
(minimum charge – 3 hours) \$65.00 per hr.
2. Reinspection fee assessed under provision
of Section 108.8 \$50.00 each
3. Inspection for which no fee is specifically
indicated \$50.00 per hr.
4. Additional plan review required by changes,
additions, or revisions to approved plans
(minimum charge – one half hour) \$65.00 per hr.
5. Special inspections required by owners, real estate
agencies, or loan agencies to determine compliance
to the Building Code in effect at the time of
construction:
 - First hour \$80.00
 - Each additional hour \$34.00
6. Refunds on all permits shall be subject to an
administrative processing fee \$35.00
7. Board of Appeals Fee \$250.00
8. Demolition Permit \$60.00
9. Manufactured Home, Commercial Coach The fee shall be one-half (1/2) of the
valuation set out in Table No. 1-A.
10. Maintenance of Building Plans Fees to comply with Section 19850, Part 7
of the Health and Safety Code of the State
of California. All new non-residential
building plans, except agricultural buildings:
Five percent (5%) of the building permit fee
11. Disabled Access Surcharge Multi-family residential Disabled Access
Surcharge shall be five percent (5%) of the
building permit fee. Commercial Disabled
Access Surcharge shall be five percent
(5%) of the building permit fee.
12. Energy Compliance Surcharge Residential energy compliance surcharge
shall be five percent (5%) of the building
permit fee. Commercial energy compliance
surcharge shall be ten percent (10%) of the
building permit fee.

13. Plan Checking Fees

The plan checking fees for all buildings shall be 65 percent (65%) of the building permit fee, as set forth in this schedule.

Section 2. There is hereby added a new Section 15.04.035 of the Lodi Municipal Code to read as follows:

- A. The Schedule of Building Permit Fees will be those established and adopted by the City Council from time to time by Resolution.

Section 3. No Mandatory Duty of Care: This ordinance is not intended to and shall not be construed or given effect in a manner which imposes upon the City, or any officer or employee thereof, a mandatory duty of care towards persons or property within the City or outside of the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 4. Severability: If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance, which can be given effect without the invalid provision or application. To this end, the provisions of this ordinance are severable. The City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

Section 5. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 6. This ordinance shall be published one time in the "Lodi News Sentinel," a newspaper of general circulation printed and published in the City of Lodi, and shall be in force and take effect thirty days after its passage.

Approved this 6th day of August, 2003.



SUSAN HITCHCOCK
Mayor

Attest:



SUSAN J. BLACKSTON
City Clerk

State of California
County of San Joaquin, ss.

I, Susan J. Blackston, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1732 was introduced at a regular meeting of the City Council of the City of Lodi held July 16, 2003, and was thereafter passed, adopted, and ordered to print at a regular meeting of said Council held August 6, 2003, by the following vote:

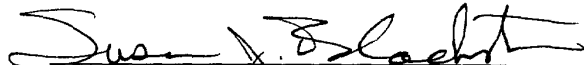
AYES: COUNCIL MEMBERS – Beckman, Hansen, Howard, Land, and
Mayor Hitchcock

NOES: COUNCIL MEMBERS – None

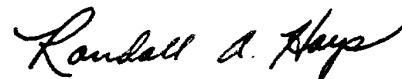
ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

I further certify that Ordinance No. 1732 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.


SUSAN J. BLACKSTON
City Clerk

Approved as to Form:



RANDALL A. HAYS
City Attorney